

District IV Advisory Board Minutes
April 17, 2002
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The District IV Advisory Board meeting was held at 7:00 p.m. at Stanley Neighborhood City Hall, 1749 S. Martinson. In attendance were ten (10) District Advisory Board Members, six (6) City staff, and two (2) citizens.

Members Present

Council Member Bill Gale
Bea Vickers
Tom Kessler
Wayne Wells
Gary Stein

Jim Benton
Ed Koon
Iola Crandall
Paul Ward
Jerry McGinty
Dorman Blake

Members Absent

June Bailey

Guests

Ed Wolverton

Victoria Hale
John Gater

Staff

Officer Anthony Bamburger
Aaron Hamilton Neighborhood Assistant
Kurt Schroeder

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00 p.m.

Approval Of Minutes

Minutes will be available at the May 1, 2002 meeting.

Approval of Agenda

A motion was made to defer John D'Angelo's presentation to the May 1, 2002 DAB IV meeting and accept the rest of the agenda as presented (**McGinty/Benton 9:0**).

Public Agenda

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five (5) minutes unless extended by the Board.

No items submitted at this time.

Public Works Agenda

No items were submitted at this time.

Planning Agenda

No items were submitted at this time.

Board Agenda

1. Alternative Correctional Housing

A) **Council Member Bill Gale** gave a brief background on the Wichita Assembly which is designed to address how to integrate sex offenders back into society. **Council Member Gale** introduced **Kurt Schroeder**, Superintendent of the Office of Central Inspection. **Schroeder** explained he serves as staff for the Alternative Correctional Housing advisory board and gave the background on the board that will be in charge of these facilities. He also introduced **Victoria Hale**, who was helping him with the presentation. The board was formed in 1996 by Wichita and Sedgwick County and had representatives from housing and government officials. The board was formed due to lack of perceived regulations for sex offender housing. The board came up with regulations and licensing and currently there are 6 houses with 300 beds licensed with the board. The Day Reporting Center is tied into this ordinance. Approximately one year ago, the City Council approved an ordinance keeping sex offenders 1,200 feet from any school. Some of the facilities will have to move within the month. **Schroeder** explained the six options to the board and why they chose the option they did. The current seven member board is pushing to grandfather three facilities, two of which are Mirror's Inc's and under state contract, allowing these facilities to stay where they are but holding them to more restrictive and stringent rules therefore making them more accountable with better security. Options for improved security include:

1. Better plan for lighting, parking and environmental design.
2. Sign in and out, on site management, higher ratio of supervisors on site and upgraded treatment plan.
3. Upgraded policing efforts with Community Police.
4. Facility operators commit to Wichita Police Dept. to work with surrounding businesses and residences.
5. Possible limitation on the number of offenders allowed in one facility.

6. Continued communication with Mirror Inc., Wichita Police Department, and the State of Kansas, with increased patrolling by Police.
7. Tell the neighborhood the facilities program of public education on what type of offenders are housed there.

The following are questions and comments from DAB members. Answers are in italics:

Ed Koon – Have the affected facilities reviewed this proposal? *The City hired an auditor to check facilities. Mirror Inc. is already on the Board. What about the third facility (Dodge House, 735 N. Topeka)? We don't know what their thoughts are as they have been invited to attend these meetings but have chosen not to attend any yet.* **Koon** feels the solution presented is workable.

Dorman Blake – Is there trouble with Dodge House? *OCI hasn't had any complaints lately. Victoria Hale stated they only use Dodge House for overflow. When convicted, aren't sex offenders supposed to register? Yes, that law was passed April 14, 1994.*

Gary Stein of all people arrested, what percentage goes back to jail? *Not sure. When someone gets out of prison, can they be sent elsewhere? Generally they are sent back to their home county. What type of person becomes an offender? All kinds. Some of these people were abused as children or later in life became alcoholic or addicted to drugs. Can people play the system? For the most part these people have learned how to manipulate the system and are very good con artists, so yes, unfortunately, that does happen. They work with trained professionals sometimes in a group therapy setting along with individual with their counselor. Polygraph exams are administered. If one is especially manipulative, supervision is stepped up. Many people fail the program and are sent back to prison.*

McGinty – Would all three facilities meet the new criteria? *No, not right now. They could continue with stipulations if they are grandfathered in. The proposal should go to the City Council in late June or early July.*

***** **Action taken:** Receive and File

Dorman – knows of businesses not with a license. **Kurt S.** – knows of some out of compliance. **Kurt S.** – Legal opinion on Salvage yards. City does have a right under licensing. At least 30 days before businesses notified.

Downtown Arena

2. A representative of the Sports Commission will present the proposed Dynaplex.

Ed Wolverton, President of Downtown Development, introduced the background of how the Downtown Arena proposal came about and the Sports Commission's vision for the future. They feel there will be a dynamic impact on the downtown community and the overall economy. The City of Wichita, Sedgwick County, Wichita State University, the Chamber of Commerce, Convention and Visitors

Bureau, and the Greater Wichita Sports Commission came together and did an assessment of the status of facilities available in Wichita.

Slides displayed for the board showed the following information:

- Benefits
- Businesses involved
- The impact of amateur sporting events on Wichita
- A list of similar cities who have built arenas and what results they are seeing.
- 20% of assessed value in Wichita is downtown
- The impact an arena would have on tourism
- This would be the last piece of the big puzzle
- Reviewed the Coliseum and its uses
- The possible creation of a Sports Authority to oversee facilities
- Why to place it downtown
- Parking – there are 12,500 parking spaces within 4 blocks (requirements are 1 parking space for each three seats). This puts the proposed Dynaplex at 1..25 parking places per sea
- There are two levels to help with flow and extra amenities
- Luxury boxes for corporations
- An overview of utilization and event analysis
- Employment projections – 1,260 construction jobs plus 530 ongoing jobs
- Budget summary: financing tax would sunset in 13 years, which could only be extended by voters referendum. This would create operating reserves of \$350,000 per year. Sales tax rebates = Senior citizens age 65 and older based on income (which was also done in Oklahoma City). Car purchase rebate of 1.5%. Gave an explanation. Rebates showed a total of 139 million.
- Other cities sales tax rates all of which are higher than Wichita.
- Recent developments – State law is negating the car rebate if it is passed.
- Election August 6, 2002
- Design will be complete by November 1, 2003 if approved by the voters. Construction would be complete February 1, 2006.
- 20% of money is pulled in from out of towners

The following are questions and comments from DAB members. Answers are in italics:

Dorman Blake– Where are the three (3) possible locations? *All between Douglas and Kellogg.* Can we get specifics? *They are general locations now as property will need to be bought. They are trying to avoid land speculation.* The core part of the City needs to get something in return. Has the Coliseum ever produced a profit? *Maybe this year.* **Blake** supports the proposal if everyone benefits instead of just those getting the breaks. His father has parking facilities downtown. How much of downtown does the City of Wichita own? *Not sure. If there are 1400 parcels downtown, maybe own 100.* Would property city owns pay toward the

arena? *They would still have to pay property tax, but the proposed arena would be funded by a sales tax, not property tax.*

Jerry McGinty asked when will a site be selected? *After election due to economics (possible speculation) and environmental costs.* How will the State vote affect the arena vote? *The length of the sales tax would be reduced to eight (8) years. It is a local tax only. Why 1.5 instead of just 1% rebate for car dealers? A 1985 referendum put Wichita car dealers at competitive disadvantage in terms of sales tax.*

Paul Ward asked if the senior rebate would be affected by a State vote on sales tax pertaining to cars? *It stays*

Ed Koon asked what was included in the Sports Commissions calculations in terms of parking? *All public parking.* **Koon** felt this was an inadequate assumption then asked what accommodations are being made to handle traffic? *Funds have been allocated for that specific reason. There are several ways from each direction to reach downtown. The many one-way streets help facilitate traffic.* **Wolverton** noted the fireworks draw more people people at a time than the arena would. How many of the 50 facilities in other communities were paid for by sales taxes? *Many were paid for by variations of taxes but not sure exactly.*

Koon doesn't like the sales tax. He sees it as poor people paying for a rich persons facility. Regarding the auto rebate, why not include motorcycles, boats, jet skies etc.? *A car is more of a necessity than boats etc., others are luxury items.* Ed doesn't believe the Sports Commission explanation as factual re: car rebate. Most businesses prepare for initial losses. **Ed Wolverton** explained that's why there is a built in \$350,000 annually. **Ed Koon** said car dealers tainted his thoughts on the project. **Ed Wolverton** noted there are 100 different ways to finance this. *The question is, is this something good for our community?* **Koon** supports a downtown arena, but not with this financing

Wayne W. – Echoed Ed K.'s sentiments.

Gary Stein asked if the Coliseum is paid for? *Yes.* Can you build a complex without public money? *There's only one in the nation.* Is the City broke? *No. Money comes from new money generated.* How many full and part time jobs actually are in the facility? *10 or 12 Full time and not sure about Part time.* Regarding the car rebate, if you build a complex, the rebate stands, what if the vote doesn't pass? *Tax will probably go away with State vote. Keep money for car taxes and use that to pay for it.*

Council Member Gale explained there is a 1% sales tax on now. Half of that goes to Kellogg and street improvements, half to reduce the property tax. The rebate is funded through extra tax money, so if it doesn't pass, there's no money there to fund it.

John Gater, citizen, explained the board the benefits Denver saw during the Coors Field renovation. He feels this project will totally change downtown by making it better. With the population up and new corporations coming to town we need to promote a positive image of downtown and the whole city.

Officer Bamburger asked why just the City of Wichita would be taxed instead of all of Sedgwick County? *The City would run both complexes.* The County

supported this idea? *The County would lease the Coliseum back to the city. They have not made an official vote yet. One of the slides listed "other income"? Concession sales and other soft costs, contingency, FF & E, scoreboards, seats etc. Would the Coliseum stay open for dirt events. The County has to update the Coliseum, so why not close the arena part and save that money? There has been some talk about tha. The County and Park City want to keep it. Why not use the Roundhouse as a Dynaplex? It's a lot smaller and totally controlled by WSU, for WSU. What kind of security will there be? Included in progress/development fund. Car dealers are given rebates, why not rebate private sales? They are not taxed currently. When would taxes start? 3 months after the election.*

Bill Gale thanked **Ed Wolverton** for coming out. The Sports Commission will come speak to any groups. **Paul Ward** proposed the Board revisit the proposal in July.

***** **Action taken:** Receive and File

Announcements

This time is for members to make announcements of any projects their neighborhoods may be working on or has completed within the last month.

3. **Bea Vickers** sent letters about the upcoming parade. She is bringing a trailer to Stanley Elementary school Friday for the after-school kids to decorate. A flag ceremony will be held at 10:00 a.m. Saturday. The flag is from the U.S. Capitol building.

Council Member Gale confirmed the next DAB IV meeting will be May 1, 2002. Last Thursday night when it rained he took a tour of the district. Made it through Sunflower and Orchard Breeze but ran into deep water on Marlboro street.

The meeting was adjourned at 9:14 p.m.

Respectfully Submitted

Aaron Hamilton
Neighborhood Assistant District IV